

NILSSON RANCH, INC

210.66 ACRES - QUIROZ

## Exhibit "A"

All that certain 210.66 acre tract out of the William Riddle Survey Abstract No. 675 in Bosque County, Texas, BEING all of a Tract I a, 41.0 acre, Tract I b, (called) 44 acre, Tract I c, 60.0 acre, Tract II, 58.57 acre, and Tract III, 0.816 acre tracts described in a Deed from B.F. Strong et ux, to Kurtis G. Quiroz and Susan T. Quiroz, dated December 23, 1997 and recorded in Volume 407, Page 560 of the Deed Records of Bosque County, Texas and described as follows:

BEGINNING at an iron rod set in the southerly right of way line of State Highway No. 6, for the NE corner of the remainder of said 60.0 acre tract, Being the NW corner of a 121.20 acre tract described in a Deed from Albert Damico et ux to Elmer Carrol, dated January 7, 1983 and recorded in Volume 310, Page 454, for the NE corner of this tract;

THENCE generally along a fence on the east line of said 60.0 acre tract and the west line of said 121.20 acre tract as follows:

S 30 degrees 24'49" E, 894.61' to an iron rod set,  
 S 29 degrees 57'50" E, 194.22' to an iron rod set,  
 S 31 degrees 15'46" E, 216.35' to an iron rod set,  
 S 27 degrees 40'34" E, 241.92' to an iron rod set,  
 S 24 degrees 47'03" E, 579.59' to an iron rod set,  
 S 22 degrees 21'51" E, 263.21' to an iron rod set, for the most southerly SE corner of said 60.0 acre tract,  
 S 46 degrees 46'29" W, 100.22' to an iron rod set, for the most southerly SW corner of said 60.0 acre tract,  
 Being in the east line of said 44.0 acre tract, for a corner of this tract;

THENCE continuing generally along a fence on the east line of said 44.0 acre tract and said 41.0 acre tract, continuing along the west line of said 121.20 acre tract as follows:

S 28 degrees 49'04" E, 336.91' to an iron rod set,  
 S 31 degrees 29'42" E, 401.65' to an iron rod set,  
 S 30 degrees 07'22" E, 332.93' to an iron rod set, and  
 S 30 degrees 44'38" E, 551.64' to an iron rod found at a fence corner, Being the SE corner of said 41.0 acre tract, being the NE corner of a 10.0 acre tract described in Volume 199, Page 72 of the Deed Records of Bosque County, Texas, for a corner of this tract;

THENCE S 56 degrees 06'15" W, generally along a fence on the south line of said 41.0 acre tract, 194.16' to an iron rod found at the NW corner of said 10.0 acre tract, being the most easterly NE corner of said 58.57 acre tract, for a corner of this tract;

THENCE S 30 degrees 53'54" E, generally along a fence on the east line of said 58.57 acre tract and the west line of said 10.0 acre tract, 2284.07' to an iron rod found at the SE corner of said 58.57 acre tract and the SW corner of said 10.0 acre tract in the North

--continued--

line of County Road No. 2480, for the most southerly SE corner of this tract;

THENCE S 62 degrees 51'58" W, along the south line of said 58.57 acre tract and the south line of said 0.816 acre tract, 50.11' to an iron rod set, for the SW corner of said 0.816 acre tract, Being the SE corner of a 40.0 acre tract described in a Deed from Henry Rex Coffelt et ux to Kenneth Cooper et ux, dated April 16, 1987 and recorded in Volume 310, Page 454 of the Deed Records of Bosque County, for the most southerly SW corner of this tract;

THENCE N 30 degrees 53'54" W, along the west line of said 0.816 acre tract, 1778.13' to an iron rod set at the NW corner of said 0.816 acre tract in the south line of said 58.57 acre tract, for a corner of this tract;

THENCE S 60 degrees 06'41" W, generally along a fence on the south line of said 58.57 acre tract and the north line of said 40.0 acre tract, 1180.34' to an iron rod found at the NW corner of said 40.0 acre tract, Being the most easterly NE corner of a 80.49 acre tract described in a Deed from B.F. Strong et ux to Billy Mathis et ux, dated February 19, 1999 and recorded in Volume 432, Page 469 of the Deed Records of Bosque County, Texas, for a corner of this tract;

THENCE S 59 degrees 42'17" W, generally along a fence, 98.84' to an iron rod found at a corner of said 58.57 acre tract and a corner of said 80.49 acre tract, for a corner of this tract;

THENCE N 30 degrees 40'50" W, generally along a fence, 131.54' to an iron rod found, for a corner of said 58.57 acre tract, for a corner of this tract;

THENCE S 59 degrees 14'35" W, generally along a fence on the south line of said 58.57 acre tract, 1180.77' to an iron rod found, for the most westerly SW corner of said 58.57 acre tract, Being the most southerly SE corner of a 159.614 acre tract described in a Deed from Betty Bragan to Bill Fagan et ux, dated June 1, 1998 and recorded in Volume 416, Page 757 of the Deed Records of Bosque County, Texas, for the most westerly SW corner of this tract;

THENCE N 30 degrees 02'27" W, generally along a fence on the west line of said 58.57 acre tract, 1557.42' to an iron rod found, for a corner of this tract;

THENCE N 59 degrees 15'50" E, generally along a fence on the north line of said 58.57 acre tract, 1169.41' to an iron rod found at the most northerly NE corner of said 58.57 acre tract, Being the NW corner of said 41 acre tract and the SW corner of said 44 acre tract, for a corner of this tract;

THENCE N 29 degrees 46'41" W, generally along a fence on the west line of said 44.0 acre tract and the east line of said 159.614 acre

--continued--

tract, 495.47' to an iron rod found, Being the NE corner of said 159.614 acre tract and the SE corner of a 27.146 acre tract described in a Deed from David Bloxom to Terry Eaves, et ux, dated December 10, 1998 and recorded in Volume 428, Page 687 of the Deed Records of Bosque County, Texas, for a corner of this tract;

THENCE N 29 degrees 27'00" W, generally along a fence on the west lines of said 44.0 acre tract and said 60.0 acre tract, 1522.02' to an iron rod found at the NE corner of said 27.146 acre tract, for a corner of this tract;

THENCE S 56 degrees 10'17" W, generally along a fence on the north line of said 27.146 acre tract, 15.84' to an iron rod found at the SE corner of a 50.0 acre tract described in a Deed from Lucille Fellers to James Karels, dated March 14, 1978 and recorded in Volume 245, Page 442 of the Deed Records of Bosque County, Texas, for a corner of this tract;

THENCE N 30 degrees 27'58" W, generally along a fence on the west line of said 600 acre tract, 853.90' to an iron rod found, for the NW corner of said 60.0 acre tract and a corner of said 50.0 acre tract, for the most northerly NW corner of this tract;

THENCE N 58 degrees 41'41" E, generally along a fence on the north line of said 60.0 acre tract, 1653.66' to an iron rod set in the southerly right of way line of State Highway No. 6, for a corner of this tract;

THENCE S 77 degrees 01'42" E, along the southern right of way of State Highway No. 6, 74.52' to the Point of Beginning and containing 210.66 acres of land.

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FILED

AT 2:30 O'CLOCK P M

ON THE 20th DAY OF July

A.D. 20 01

Byggitte Bronstad  
COUNTY CLERK, BOSQUE CO., TEXAS

STATE OF TEXAS  
COUNTY OF BOSQUE

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the 02562-01  
Records of Bosque County, Texas.



Byggitte Bronstad  
County Clerk, Bosque County, Texas

VOL. 483 PAGE 883

RECORDED

07-20-01

BY

DEPUTY

13.31 ACPLS - FAGAN

POINT OF BEGINNING  
1/2" REBAR ROD FOUND  
(CONTROL MONUMENT)

REMAINDER OF  
DAVID E. BLOXOM &  
BETTY D. BLOXOM  
VOL. 369, PG. 52A.  
D.R.B.C.T.

N 59° 15' 52" E  
BILL J. FAGAN &  
SPOUSE, RUTH ANN FAGAN  
VOL. 416, PG. 757,  
D.R.B.C.T.  
13.31 ACRES--  
716

S 59°15'29" W  
 13.31 ACRES+-  
 1169.14  
 NIELSON RANCH, INC.  
 VOL. 183, PG. 883  
 D.R.B.C.F.

LE SUKREY  
7 No. 173  
UNIT, TEXAS

1/2" REBAR  
ROD FOUND

**Notes:** According to the Flood Hazard Boundary Map for Bosque County, Texas, Unincorporated Area, Community Panel No. 480003 B, Map 07, dated August 2, 1977, this property is in "Zone X, which is not in the 100 year flood zone."

NISSON RANCH, INC.  
 VOL. 463, PG. 663.  
 D.B.B.C.T.  
 (LAST BEARING PER GPS  
 OBSERVATION, WAS 84)  
 S 29° 46' 09"

1/2 REBAR ROD FOUND  
(CONTROL MOMENT)

SCALE  
— 1  
200 "

Beginning at a 1/2" rebar rod found (control monument) for the north corner of the Pagan Tract, same being the east corner of the remainder of a tract of land described in the deed to David E. Blorum and Betty B. Blorum, recorded in Volume 368, Page 524, Deed Records, Bosque County, Texas, and in a southeasterly line of a tract of land described in the deed to Nilsson Ranch, Inc., recorded in Volume 463, Page 683, Deed Records, Bosque County, Texas.

Tractor S-294809E (base bearing per GPS Observation, WGS 84), 493.57 feet along a common line between the Papan Tract and the Nilsson Ranch, Inc. Tract to a 1/2" rebar rod found (control monument) for the east corner of this described tract.

Thence S. 56°15'28" W., 1169.14 feet along a common line between the Pagan track and the Milson Ranch, Inc. tract to a 1/2" rebar rod found for the south corner of this described tract;

Thence N.30°02'40"W.. 485.66 feet to a 1/2" rebar rod set with a cap stamped RPLS 1963 for the west corner of this described tract and in the southeast line of said Bloxorn Tract;

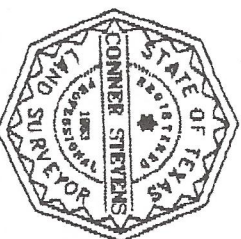
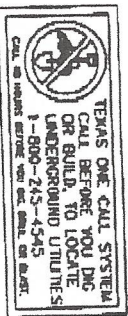
Thence N.58°15.52'E., 171.52 feet along the common line between the Pagan Tract and the Brown Tract to the point of beginning and containing 13.31 acres, more or less.



## SURVEYING

PO, STEPHENVILLE, TX 76401  
5-8686 Fax: 254-968-5715

surveys on the health of



4. Cooner Stevens, Taxco R.P.L.S. No. 198, do hereby certify that the sketch accompanying represents an on the ground survey done under my supervision and conforms in all ways to the Taus Board of Land Surveying records, and there are no visible discrepancies, and that there are no encroachments except as shown.

Order one for official address book in government  
 Department of Defense, Washington, D.C.

12-16-2005

100.0 ACRES HOLLAND FM 2480

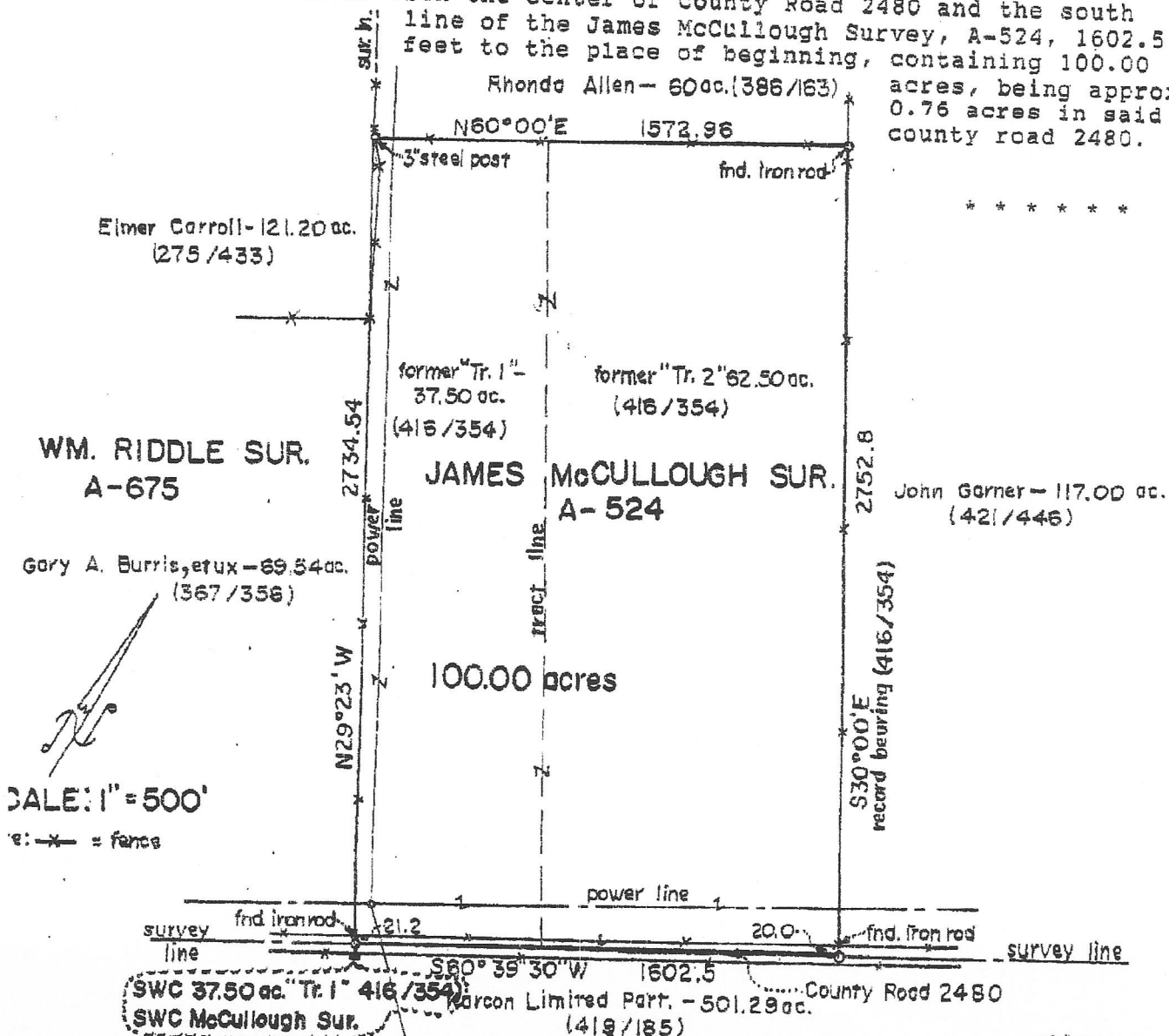
# Rex Coffelt

Registered Professional Land Surveyor

STATE OF TEXAS:

COUNTY OF BOSQUE: Field Notes of 100.00 acres out of the James McCullough Survey, A-524, being the same land deeded to Mark Ogburn, et ux in Vol. 416 Page 354, further described as follows:

BEGINNING at a point in the center of County Road 2480, said point being the SWC of a 37.5 acre tract called "Tract One" in a Warranty Deed dated May 22, 1998, from Alvis Randle (Randy) Wilhite, Jr., et ux to Mark Ogburn, et ux, Recorded in Vol. 416 Page 354 of the Deed Records of Bosque County, Texas, also being the SWC of the James McCullough Survey, A-524, for the SWC of this tract, from which point an iron rod brs. N. 29-23 W. 21.2 feet; THENCE N. 29-23 W. with fence and the extension thereof and the east line of a 69.54 acre tract deeded to Gary A. Burris, et ux in Vol. 367 Page 356 and a 121.20 acre tract deeded to Elmer Carroll in Vol. 275 Page 433 and the west line of said James McCullough Survey, A-524, 2734.54 feet to a 3" steel post at the NWC of this tract; THENCE N. 60-00 E. with fence and the south line of a 60 acre tract deeded to Rhonda Allen in Vol. 386 Page 163, 1572.96 feet to an iron rod found at the NEC of this tract; THENCE S. 30-00 E. with fence and the extension thereof and the west line of a 117.00 acre tract deeded to John Garner in Vol. 421 Page 446, 2752.8 feet to the SEC of this tract in the center of County Road 2480, from which point an iron rod (found) brs. N. 30-00 W. 20.0 feet; THENCE S. 60-39-30 W. with the center of County Road 2480 and the south line of the James McCullough Survey, A-524, 1602.5 feet to the place of beginning, containing 100.00 acres, being approx. 0.76 acres in said county road 2480.



To: First Bank & Trust, Ennis, Texas & Joe David Holland  
 Surveyed: Oct. 30, 2001 Field Party: Rex Coffelt & Gwen Coffelt

Field Notes of 100.00 acres out of the James McCullough Survey, A-524, being the same land deeded to Mark Ogburn, et ux in Volume 416, Page 354, further described as follows:

BEGINNING at a point in the center of County Road 2480, said point being the SWC of a 37.5 acre tract called "Tract One" in a Warranty Deed dated May 22, 1998, from Alvis Randle (Randy) Wilhite, Jr., et ux to Mark Ogburn, et ux, recorded in Volume 416, Page 354, Deed Records of Bosque County, Texas, also being the SWC of the James McCullough Survey, A-524, for the SWC of this tract, from which point an iron brs. N 29-23 W 21.2 feet;

THENCE N 29-23 W with fence and the extension thereof and the east line of a 69.54 acre tract deeded to Gary A. Burris, et ux in Volume 367, Page 356, and a 121.20 acre tract deeded to Elmer Carroll in Volume 275, Page 433, and the west line of said James McCullough Survey, A-524, 2734.54 feet to a 3" steel post at the NWC of this tract;

THENCE N 60-00 E with fence and the south line of a 60 acre tract deeded to Rhonda Allen in Volume 386, Page 163, 1572.96 feet to an iron rod found at the NEC of this tract;

THENCE S 30-00 E with fence and the extension thereof and the west line of a 117.00 acre tract deeded to John Garner in Volume 421, Page 446, 2752.8 feet to the SEC of this tract in the center of County Road 2480, from which point an iron rod (found) brs N. 30-00 W 20.0 feet;

THENCE S 60-39-30 W with the center of County Road 2480 and the south line of the James McCullough Survey, A-524 1602.5 feet to the place of beginning, containing 100.00 acres, being approximately 0.76 acres in said County Road 2480.

BEING THE IDENTICAL LAND described in Deed dated November 14, 2001 from Mark Ogburn and Martha Ogburn to Joe David Holland and Candice M. Holland and recorded in Volume 492, Page 245, Official Public Records of Bosque County, Texas.

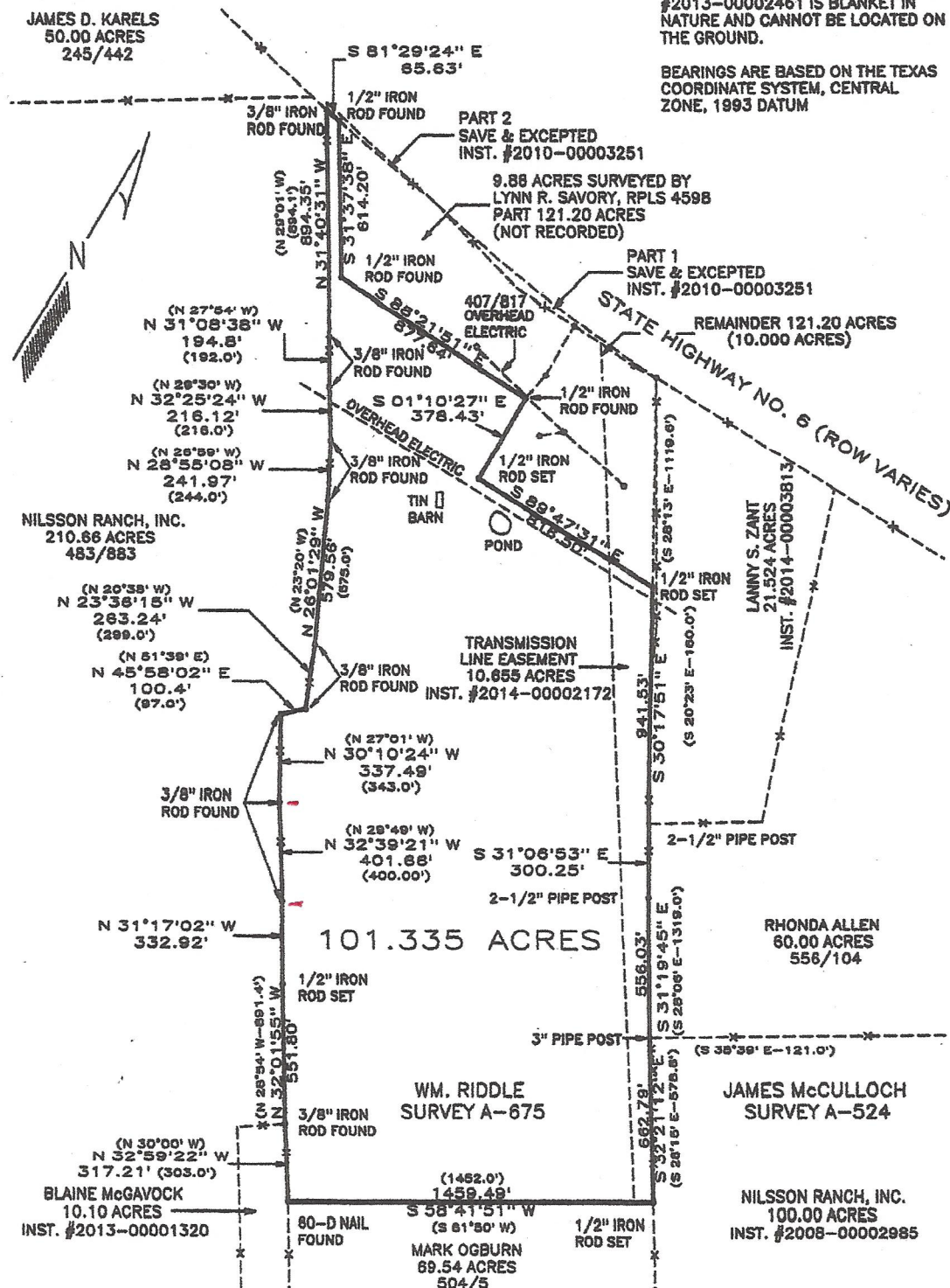
Filed For Record  
Jul 30, 2008 at 03:39P  
Betty Outlaw  
County Clerk, Bosque CO. TX  
By [Signature]  
Deputy Clerk

101.335 ACRES RORY CARROL

**JAMES D. KARELS**  
**50.00 ACRES**  
**245/442**

EASEMENT RECORDED IN INSTRUMENT #2013-00002461 IS BLANKET IN NATURE AND CANNOT BE LOCATED ON THE GROUND.

BEARINGS ARE BASED ON THE TEXAS  
COORDINATE SYSTEM, CENTRAL  
ZONE, 1993 DATUM



PLAT SHOWING THE SURVEY OF 101.335 ACRES LYING AND SITUATED IN THE WM. RIDDLE SURVEY A-675 IN BOSQUE COUNTY, TEXAS. SAID LAND IS A PART OF THAT CERTAIN 121.20 ACRES DESCRIBED IN A DEED FROM TERESA DARLENE CARROL WORD TO RORY GLENN CARROL RECORDED IN INSTRUMENT NUMBER 2010-00003251 OF THE OFFICIAL RECORDS OF BOSQUE COUNTY.

**I, MICHAEL THOMAS DAVIS, A REGISTERED PROFESSIONAL  
LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY  
AFFIRM THAT THIS PLAT REPRESENTS A SURVEY MADE ON  
ON THE GROUND.**

**REGISTERED PROFESSIONAL LAND SURVEYOR**

05/18/15 SCALE: 1"= 400' JN150518.1A

**RORY GLENN CARROL  
TRACT  
SURVEYED BY  
DAVIS LAND SURVEYING  
P.O. BOX 277  
MERIDIAN, TEXAS 76865**

**Davis Land Surveying**  
Post Office Box 277, Meridian, Tx 76665

Phone (254) 889 3745

Email: davislandsurveying@yahoo.com

**RORY GLENN CARROL TRACT**

FIELD NOTES for a lot, tract, or parcel of land containing 101.335 acres lying and situated in the Wm. Riddle Survey A-675 in Bosque County, Texas. Said land is a part of that certain 121.20 acres described in a deed from Teresa Darlene Carrol Word to Rory Glenn Carrol recorded in Instrument Number 2010-00003251 of the Official Public Records of Bosque County, and is more particularly described, referenced to Texas State Coordinate System, Central Zone, 1993 Datum, as follows:

BEGINNING at a 60-D nail found at a fence corner in the east line of 10.10 acres described in a deed to Blaine McGavock et ux, Kayla McGavock recorded in Instrument Number 2013-00001320 of the Official Public Records of Bosque County, northwest corner of 69.54 acres described in a deed to Mark Ogburn et ux, Martha Ogburn recorded in Volume 504, Page 5 of the Official Public Records of Bosque County, southwest corner of said 121.20 acres and southwest corner of this tract;

THENCE: N 32 deg 59 min 22 sec W 317.21 feet generally along a fence and west line of said 121.20 acres to a 3/8 inch iron rod found at a fence corner, for an outside corner of 210.66 acres described in a deed to Nilsson Ranch, Inc. recorded in Volume 483, Page 883 of the Official Public Records of Bosque County;

THENCE: Generally along a fence, east line of said 210.66 acres and west line of said 121.20 acres as follows: N 32 deg 01 min 55 sec W 551.80 feet to a 1/2 inch iron rod set, N 31 deg 17 min 02 sec W 332.92 feet to a 3/8 inch iron rod found (capped 5233), N 32 deg 39 min 21 sec W 401.66 feet to a 3/8 inch iron rod found (capped 5233), THENCE: N 30 deg 10 min 24 sec W 337.49 feet to a 3/8 inch iron rod found (capped 5233), for a inside corner of said 210.66 acres and outside corner of said 121.20 acres;

THENCE: N 45 deg 58 min 02 sec E 100.40 feet to a 3/8 inch iron rod found (capped 5233) at a fence corner, for a outside corner of said 210.66 acres and a inside corner of said 121.20 acres;

THENCE: Continuing along said fence, east line of said 210.66 acres and west line of said 121.20 acres as follows: N 23 deg 36 min 15 sec W 263.24 feet to a 3/8 inch iron rod found (capped 5233), N 26 deg 01 min 29 sec W 579.56 feet to a 3/8 inch iron rod found (capped 5233), N 28 deg 55 min 08 sec W 241.97 feet to a 3/8 inch iron rod found (capped 5233), N 32 deg 25 min 24 sec W 216.12 feet to a 3/8 inch iron rod found (capped 5233), N 31 deg 08 min 38 sec W 194.80 feet to a 3/8 inch iron rod found (capped 5233) and N 31 deg 40 min 31 sec W 894.35 feet along said fence to a 3/8 inch iron rod found at a fence corner in the south line of State Highway No. 6, for the northeast corner of said 210.66 acres, northwest corner of the remainder of said 121.20 acres and northwest corner of this tract;

THENCE: S 81 deg 29 min 24 sec E 65.63 feet along the south line of said highway and north line of the remainder of said 121.20 acres to a 1/2 inch iron rod found (capped Interstate Surveying, Inc.), being the northwest corner of 9.88 acres surveyed by Lynn R. Savory (not recorded), for the most northerly northeast corner of this tract;

THENCE: S 31 deg 37 min 38 sec E 614.20 feet to a 1/2 inch iron rod found (capped Interstate Surveying, Inc.), for the southwest corner of said 9.88 acres and inside corner of this tract;

THENCE: S 88 deg 21 min 51 sec E 877.64 feet to a 1/2 inch iron rod found (capped Interstate Surveying, Inc.), for the southeast corner of said 9.88 acres and outside corner of this tract;

THENCE: S 01 deg 10 min 27 sec E 378.43 feet to a 1/2 inch iron rod set, for a inside corner of this tract;

THENCE: S 89 deg 47 min 31 sec E 816.50 feet to a 1/2 inch iron rod set in the west line of 21.524 acres describe in a deed to Lanny S. Zant et ux, Cindi L. Zant recorded in Instrument Number 2014-00003813 of the Official Public Records of Bosque County and in the east line of said 121.20 acres, for the northeast corner of this tract;

THENCE: S 30 deg 17 min 51 sec E 941.53 feet partially along a fence and east line of said 121.20 acres to a 2-1/2 inch pipe post at a fence corner, for the southwest corner of said Zant tract and most westerly northwest corner of 60.00 acres described in a deed to Rhonda Allen recorded in Volume 556, Page 104 of the Official Public Records of Bosque County;


THENCE: S 31 deg 06 min 53 sec E 300.25 feet generally along a fence, west line of said Allen tract and east line of said 121.20 acres to a 2-1/2 inch pipe post at a fence angle;

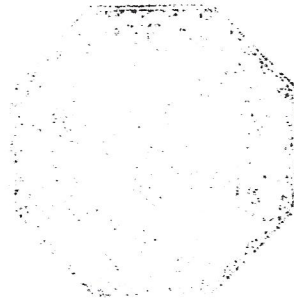
THENCE: S 31 deg 19 min 45 sec E 556.03 feet generally along a fence and east line of said 121.20 acres to a 3 inch pipe post at a fence corner, for the southwest corner of said Allen tract and northwest corner of 100.00 acres described in a deed to Nilsson Ranch, Inc. recorded in Instrument Number 2008-00002985 of the Official Public Records of Bosque County;

THENCE: S 32 deg 21 min 12 sec E 662.79 feet partially along a fence and west line of said 100.00 acres to a 1/2 inch iron rod set at a fence corner, for the northeast corner of said Ogburn tract, southeast corner of said 121.20 acres and southeast corner of this tract;

THENCE: S 58 deg 41 min 51 sec W 1459.49 feet generally along a fence, north line of said Ogburn tract and south line of said 121.20 acres to the point of beginning.

The above field notes represent a survey as made by me on the ground  
May 18, 2015

  
\_\_\_\_\_  
Michael Thomas Davis  
Registered Professional Land Surveyor  
JN150518.1A



( ) DENOTES DEED CALLS

EXISTING NORTHWEST  
CORNER 121.20 ACRES  
AND NORTHWEST CORNER  
101.355 ACRES.

3/8" IRON  
ROD FOUND

STATE HIGHWAY NO. 6

1/2" IRON  
ROD FOUND

1/2" IRON  
ROD SET

1.177 ACRES

NILSSON RANCH, INC.  
210.66 ACRES  
483/883

BASIS OF BEARING PER  
THIS LINE OF 101.335 ACRES.

9.88 ACRES SURVEYED BY  
LYNN R. SAVORY, RPLS 4598  
PART 121.20 ACRES  
(NOT RECORDED)

RORY GLENN CARROL  
REMAINDER 121.20 ACRES  
INST. #2010-00003251

PART 9.88 ACRES  
PART 121.20 ACRES

1/2" IRON  
ROD FOUND

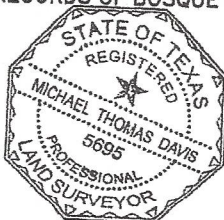
1/2" IRON  
ROD SET

NILSSON RANCH, INC.  
101.335 ACRES  
INST. #2015-00001713  
PART 121.20 ACRES

PLAT SHOWING THE SURVEY OF 1.177 ACRES LYING AND SITUATED IN THE WM.  
RIDDLE SURVEY A-675 IN BOSQUE COUNTY, TEXAS. SAID LAND IS A PART OF THAT  
CERTAIN 121.20 ACRES DESCRIBED IN A DEED FROM TERESA DARLENE CARROL  
WORD TO RORY GLENN CARROL RECORDED IN INSTRUMENT NUMBER  
2010-00003251 OF THE OFFICIAL PUBLIC RECORDS OF BOSQUE COUNTY.

I, MICHAEL THOMAS DAVIS, A REGISTERED PROFESSIONAL  
LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY  
AFFIRM THAT THIS PLAT REPRESENTS A SURVEY MADE ON  
ON THE GROUND.

*Michael Thomas Davis*  
REGISTERED PROFESSIONAL LAND SURVEYOR

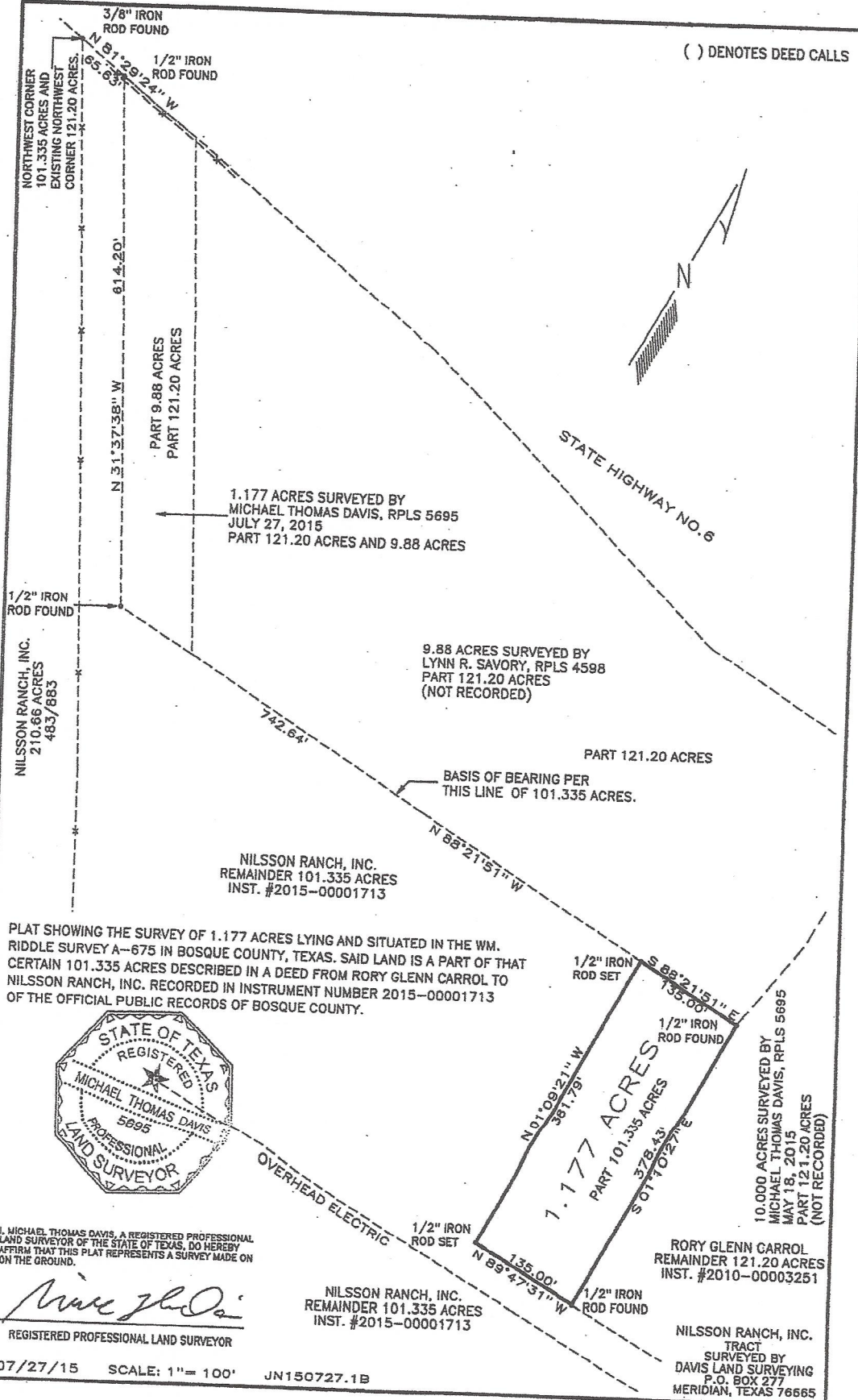


RORY GLENN CARROL  
TRACT  
SURVEYED BY  
DAVIS LAND SURVEYING  
P.O. BOX 277  
MERIDIAN, TEXAS 76665

07/27/15 SCALE: 1" = 100'

JN150727.1A

( ) DENOTES DEED CALLS



**Davis Land Surveying**  
Post Office Box 277, Meridian, Tx 76665

Phone (254) 435 3041

Email: davislandsurveying@yahoo.com

RORY GLENN CARROL TRACT

FIELD NOTES for a lot, tract, or parcel of land containing 1.177 acres lying and situated in the Wm. Riddle Survey A-675 in Bosque County, Texas. Said land is a part of that certain 121.20 acres described in a deed from Teresa Darlene Carrol Word to Rory Glenn Carrol recorded in Instrument Number 2010-00003251 of the Official Public Records of Bosque County, and is more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found (capped Interstate Surveying, Inc.), in the south line of State Highway No. 6, being the northwest corner of 9.88 acres surveyed by Lynn R. Savory (not recorded), from which a 3/8 inch iron rod found at the existing northwest corner of said 121.20 acres bears N 81 deg 29 min 24 sec W 65.63 feet, for the most northerly northeast corner 101.335 acres described in a deed to Nilsson Ranch, Inc. recorded in Instrument Number 2015-00001713 of the Official Public Records of Bosque County and northwest corner of this tract;


THENCE: S 81 deg 29 min 24 sec E 110.61 feet along the south line of said highway and north line of said 9.88 acres and 121.20 acres to a 1/2 inch iron rod set, for the northeast corner of this tract;

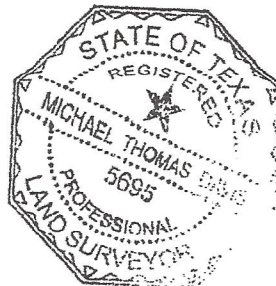
THENCE: S 31 deg 37 min 38 sec E 598.37 feet to a 1/2 inch iron rod set in a north line of said 101.335 acres and in the south line of said 9.88 acres, for the southeast corner of this tract;

THENCE: N 88 deg 21 min 51 sec W 101.14 feet to a 1/2 inch iron rod found (capped Interstate Surveying, Inc.), for the southwest corner of said 9.88 acres, inside corner of said 101.335 acres and southwest corner of this tract;

THENCE: N 31 deg 37 min 38 sec W (base bearing) 614.20 feet to the point of beginning.

The above field notes represent a survey as made by me on the ground July 27, 2015

  
Michael Thomas Davis  
Registered Professional Land Surveyor  
JN150727.1A



**Davis Land Surveying**  
Post Office Box 277, Meridian, Tx 76665

Phone (254) 435 3041

Email: davislandsurveying@yahoo.com

**NILSSON RANCH, INC. TRACT**

FIELD NOTES for a lot, tract, or parcel of land containing 1.177 acres lying and situated in the Wm. Riddle Survey A-675 in Bosque County, Texas. Said land is a part of that certain 101.335 acres described in a deed from Rory Glenn Carrol to Nilsson Ranch, Inc. recorded in Instrument Number 2015-00001713 of the Official Public Records of Bosque County, and is more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set in a north line of said 101.335 acres and in the south line of 9.88 acres (not recorded) surveyed by Lynn R. Savory, RPLS 4598, from which a 3/8 inch iron rod found at the northwest corner of said 101.335 acres bears N 88 deg 21 min 51 sec W 742.64 feet, N 31 deg 37 min 38 sec W 614.20 feet and N 81 deg 29 min 24 sec W 65.63 feet in, for the northwest corner of this tract;


THENCE: S 88 deg 21 min 51 sec E (base bearing) 135.00 feet along a north line of said 101.335 acres to a 1/2 inch iron rod set in the west line of 10.000 acres (not recorded) surveyed by Michael Thomas Davis July 27, 2015, for the southeast corner of said 9.88 acres, inside corner of said 101.335 acres and northeast corner of this tract;

THENCE: S 01 deg 10 min 27 sec E 378.43 feet to a 1/2 inch iron rod found, for the southwest corner of said 10.000 acres, inside corner of said 101.335 acres and southeast corner of this tract;

THENCE: N 89 deg 47 min 31 sec W 135.00 feet to a 1/2 inch iron rod set, for the southwest corner of this tract;

THENCE: N 01 deg 09 min 21 sec W 381.79 feet to the point of beginning.

The above field notes represent a survey as made by me on the ground July 27, 2015

  
Michael Thomas Davis  
Registered Professional Land Surveyor  
JN150727.1B

